

# HISTORIC LANDMARKS COMMISSION

**AUGUST 14, 2014**



**THE REGULAR MEETING WILL BE HELD AT 9:00 A.M. IN  
CITY COUNCIL CHAMBERS  
SUFFOLK MUNICIPAL BUILDING**

**NOTE: IF YOU CANNOT ATTEND THIS MEETING, PLEASE CALL  
THE DEPARTMENT OF PLANNING  
BY 12:00 NOON, WEDNESDAY, August 13, 2014  
514-4060**

**RANDY HICKS  
CHAIRMAN**

**PREPARED BY THE CITY OF SUFFOLK  
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

*DIVISION OF PLANNING*

## **AGENDA**

Historic Landmarks Commission Meeting  
Thursday, August 14, 2014  
9:00 a.m.

I. Call to Order: Chairman

II. Roll Call

III. Approval of the Minutes for the July 10, 2014

IV. Old Business

A. **REQUEST FOR CERTIFICATE OF APPROPRIATENESS HC-2014-10**, submitted by Melissa J. Dresen, of MSA, P.C., agent for, First Baptist Church Mahan, applicant and property owner, for: 1) the demolition of an existing residential structure located at 403 N. Main Street; 2) the demolition of an existing residential structure, and an existing annex building to the main sanctuary building of the First Baptist Church Mahan, and a portion of an existing parking lot, all located at 409 N. Main Street; 3) the demolition of an existing residential structure located at 415 N. Main Street; 4) the construction of a new social hall building / addition to the First Baptist Church Mahan located at 106 and 108 Mahan Street; and 5) other associated site improvements, including the expansion of the existing adjacent parking lot and access drives, the construction of a dumpster enclosure, and the construction of a brick veneer and decorative aluminum fence. The affected property(s) are further identified as Zoning Map 34G11 Block (A) Parcel(s) 98, 99, 100, 126, 127, and 128, Suffolk Voting Borough, and is zoned CBD (Central Business District), and HC (Historic Conservation Overlay District).

V. New Business

- Enforcement Update
- Administrative Approvals

VI. Adjournment



## MINUTES

### HISTORIC LANDMARKS COMMISSION

July 10, 2014

9:00 A.M.

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The regular meeting of the Historic Landmarks Commission was held on Thursday, July 10, 2014, 9:00 a.m., in the Council Chambers of the Municipal Building, 441 Market Street, Suffolk, Virginia, with the following persons present:

**MEMBERS PRESENT:**

Susan Coley  
Merritt Draper  
Amy Elliott  
John Faircloth  
Randy Hicks, Chairman  
Edward King  
Geraldine Outerbridge  
G. Stewart Tyler, Vice Chairman

**STAFF:**

Robert Goumas, Assistant Director of Planning  
Karla Williams, Deputy City Attorney  
Shanda Davenport, Principal Planner  
Thomas Jordan, Planner II  
Jillian Scott, Office Assistant II

**MEMBERS ABSENT:**

Walter Boyette

The meeting was called to order by Chairman Hicks. The roll was called by Mr. Goumas and the Chairman was informed that a quorum was present. The minutes of the previous meeting were approved as presented. The Chairman noted the time limits for public hearings are ten (10) minutes for proponents, fifteen (15) minutes for opponents, and five (5) minutes for rebuttal.

## **ELECTION OF OFFICERS**

A motion was made by Vice-Chairman Tyler to re-elect Randy Hicks as Chairman, and the motion was seconded by Commissioner Faircloth and passed by a recorded vote of 8-0. A motion was made by Commissioner Elliott to re-elect Commissioner Tyler as Vice-Chairman, and the motion was seconded by Commissioner Faircloth and passed by a recorded vote of 8-0.

## **New Business:** Enforcement Update

Donald Bennett, (Planning & Community Development) gave an update on the enforcement actions taken by Community Development for the following properties:

526 W. Washington Street – property maintenance violation, continued until August 4

111 Oakdale Terrace - property maintenance violation, continued until August 4

108 Wellons Street - property maintenance violation, continued until August 4

118 Chestnut Street – property maintenance violation, continued until August 4

There being no further business, the meeting was adjourned at 9:03 a.m.

## HISTORIC LANDMARKS COMMISSION



July 10, 2014

Motion: Tyler

2<sup>nd</sup>: Faircloth

TO: RE-Appoint  
Mr. Hicks as  
Chairman

Motion: Elliott

2<sup>nd</sup>: Faircloth

TO: RE-Appoint  
Mr. Tyler as  
Vice-Chairman

COMMISSIONERS	ATTENDANCE		Election of Chairman		Election of Vice-Chairman					
			VOTE: 8-0		VOTE: 8-0					
	PRESENT	ABSENT	YES	NO	YES	NO				
Boyette, Walter		X								
Coley, Susan M.	X		X		X					
Draper, Merritt	X		X		X					
Elliott, Amy	X		X		X					
Faircloth, John	X		X		X					
King, Edward L.	X		X		X					
Outerbridge, Geraldine	X		X		X					
Tyler, Stewart G. <b>Vice-Chairman</b>	X		X		X					
Hicks, Randy, <b>Chairman</b>	X		X		X					

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# CITY OF SUFFOLK

441 MARKET STREET, P.O. BOX 1858, SUFFOLK, VIRGINIA 23439-1858  
PHONE: (757) 514-4060 FAX: (757) 514-4099

DEPARTMENT OF  
PLANNING & COMMUNITY DEVELOPMENT

*Division of Planning*

To: Historic Landmarks Commission  
From: Shanda H. Davenport, Principal Planner  
Date: August 14, 2014  
Subject:

**REQUEST FOR CERTIFICATE OF APPROPRIATENESS HC-2014-10**, submitted by Melissa J. Dresen, of MSA, P.C., agent for, First Baptist Church Mahan, applicant and property owner, for: 1) the demolition of an existing residential structure located at 403 N. Main Street; 2) the demolition of an existing residential structure, and an existing annex building to the main sanctuary building of the First Baptist Church Mahan, and a portion of an existing parking lot, all located at 409 N. Main Street; 3) the demolition of an existing residential structure located at 415 N. Main Street; 4) the construction of a new social hall building / addition to the First Baptist Church Mahan located at 106 and 108 Mahan Street; and 5) other associated site improvements, including the expansion of the existing adjacent parking lot and access drives, the construction of a dumpster enclosure, and the construction of a brick veneer and decorative aluminum fence. The affected property(s) are further identified as Zoning Map 34G11 Block (A) Parcel(s) 98, 99, 100, 126, 127, and 128, Suffolk Voting Borough, and is zoned CBD (Central Business District), and HC (Historic Conservation Overlay District). The 2026 Comprehensive Plan designates this area as part of the Central Suburban/Urban Growth Area, Mixed-Use development district.

## STAFF REPORT

### Background:

On June 12, 2014, the Historic Landmarks Commission conducted a public hearing for the above reference request made by First Baptist Church Mahan. After discussion by the Commission, a motion was made by Commissioner Tyler to table the application for up to 6 months to provide the applicant more time to address items of concern. The motion was seconded by Commissioner Faircloth and approved by a recorded vote of 6-0. On July 17, 2014 City staff met with the applicant to discuss what additional information is needed in order for this matter to proceed to the Historic Landmarks Commission for further review and consideration. Subsequently, the applicant has offered the attached additional information in support of their application.

### **Staff Analysis**

As you recall, the proposed project consists of several discrete parts; including the proposed demolition of three residential structures and the demolition of a wing of the existing First Baptist Church Mahan; the construction of a new addition to the existing First Baptist Church Mahan; and the construction of a parking lot, dumpster enclosure and fencing as an accessory to the newly expanded structure. All of the demolition elements are located within the historic conservation overlay district. The existing First Baptist Church Mahan is located outside of the Historic Conservation Overlay District. The proposed addition would, however, be located within the overlay district and subject to the Commission's oversight. There are project elements, such as the reconfiguration of a portion of the parking lot and the renovation and remodeling of the church which are located outside of the overlay district and are therefore not within the purview of the Commission.

Based on the additional information provided by the applicant, the following narrative is an update to City staff's analysis and report previously provided to the Historic Landmarks Commission. For reference, please see the Staff Report dated June 12, 2014.

#### **Demolitions:**

**415 North Main Street** – As previously reported, this structure has been identified as being a contributing structure. It is an important resource within the historic district, providing continuity to the fabric of this segment of the North Main Street streetscape. In the period since this matter was last reviewed, the applicant has amended their application, stating that the demolition of 415 North Main Street is no longer requested, and as shown on the revised Schematic Site Plan (attached), shall remain in place.

**409 North Main Street** – As previously reported, this building is a non-contributing structure along the North Main Street Historic Entry corridor. The demolition would not adversely impact the character of the district. Care would need to be taken to ensure that any development on the resultant site would enhance the historic character of the corridor.

**403 North Main Street** – As previously reported, this structure has been identified as being a contributing structure. The size and mass of this residential structure provide a dominant anchor to the intersection of Mahan Street and North Main Street. In the period since this matter was last reviewed, the applicant has provided additional information in support of the demolition as stipulated in the provisions of the Suffolk Historic District Design Guidelines.

A structural assessment was conducted and analyzed in a letter from Speight Marshall and Francis, PC that the structure was in very poor condition and should not be inhabited without repairs and replacement of many of the wooden structural members. In addition to the structural assessment previously supplied by the applicant, a feasibility study which explored the possible relocation or renovation of the structure has been conducted. The engineer who prepared the study determined that the building cannot be relocated without significantly altering the structure. While the building is in very poor condition, its presence helps to complete the

streetscape of North Main Street, an important entry corridor into the Historic Core. Its prominent corner location further reinforces the impact of the structure. Moving or demolishing the structure would potentially adversely impact the North Main Street Historic Entry corridor. Care would need to be taken to ensure that any development on the resultant site would maintain the enclosure and historic character of the corridor.

The applicant has provided additional information to assist with the determination of hardship as it applies to the requested demolition. The Commission previously granted approval for the renovation of 403 North Main Street. However, as the project progressed and estimates were put together, it became evident that the renovation of structure for office use was not structurally or economically viable.

Part of the consideration with any request for removal of a contributing property, it is advisable that the owner exhaust all options with regard to the continued use and maintenance of the structure. As you can see from the attached correspondence, the applicant has recently reached out to the community, looking for other options for the structure.

*Modification to Existing Structure:*

As previously reported, the applicant has requested the demolition of a wing of the existing First Baptist Mahan Church. The portion of the building proposed for demolition appears to be an incompatible addition of a fairly utilitarian design and does not appear to be of any significant historical importance. The demolition would not adversely impact the character of the District or the Historic Entry corridor. Care would need to be taken to ensure that any development on the resultant site would enhance the historic character of the District.

*Additions:*

As previously reported, the applicant is requesting to construct a 10,550 square foot addition for a new social hall to the existing First Baptist Church Mahan. The addition is proposed on the east side of the existing sanctuary building. While the addition takes design cues from the main structure, the addition still reads as subordinate to the original structure. The structure is to be constructed of brick with precast accents which is compatible with structures throughout the district. Brick pilasters establish a rhythm and order to the proposed addition which helps to make the massing of this large structure appropriate within the District.

*Site Modifications:*

*Fencing:*

As previously reported, fencing is proposed to be installed along the street frontage on North Main Street and Mahan Street, and although the Guidelines in regards to fencing are intended to be applied to residential structures, the proposed fencing is consistent with the design criteria in terms of appearance and materials identified in Chapter 5 of the Historic District Design Guidelines.

Parking:

As previously reported, parking and other site improvements are proposed for this site. In the period since this matter was last reviewed, and as shown on the revised Schematic Site Plan (attached), the applicant has amended the conceptual layout of these features.

Both the Unified Development Ordinance and the 2026 Comprehensive Plan establish that parking should be located at the rear of structures in the Central Business District. The UDO further institutes that not more than one row of parking may be permitted on the sides of the structure. The specific standards for the Central Business District also direct that service entrances and service yards shall be located only in the side or rear yard. The location of the dumpster enclosure directly adjacent to North Main Street is incompatible with this regulation. Finally, per Section 31-606(a)(9)F of the UDO, parking must be not be located within ten (10) feet of any public right-of-way. While compliance with the Unified Development Ordinance is not within the responsibilities of the Historic Landmarks Commission, it is important to note that several aspects of the proposed plan may not be in compliance and may need to be modified prior to final site plan approval.

**Summary and Recommendations:**

Staff recommends the following with regard to the various portions of the project:

Since the applicant has provided supporting materials which detail the inordinate hardship associated with demolition of the contributing properties and infeasibility to relocate the building located at 403 North Main Street, staff does recommend that the demolition be permitted. However, we further recommend that the applicant continue to seek an organization or individual that may have an interest in relocating and renovating the structure or even preserving historic materials and artifacts of the structure. Therefore, the Commission may wish to establish a timeframe with the applicant during which those activities can occur.

The demolition of the non-contributing residence located at 409 North Main Street is found to be justified based on the fact that the residence is a non-contributing structure to the Historic District. Therefore, staff recommends approval of the demolition of 409 North Main Street. Staff further recommends that the annex wing of the existing First Baptist Church Mahan be demolished as it is not contributing to the District.

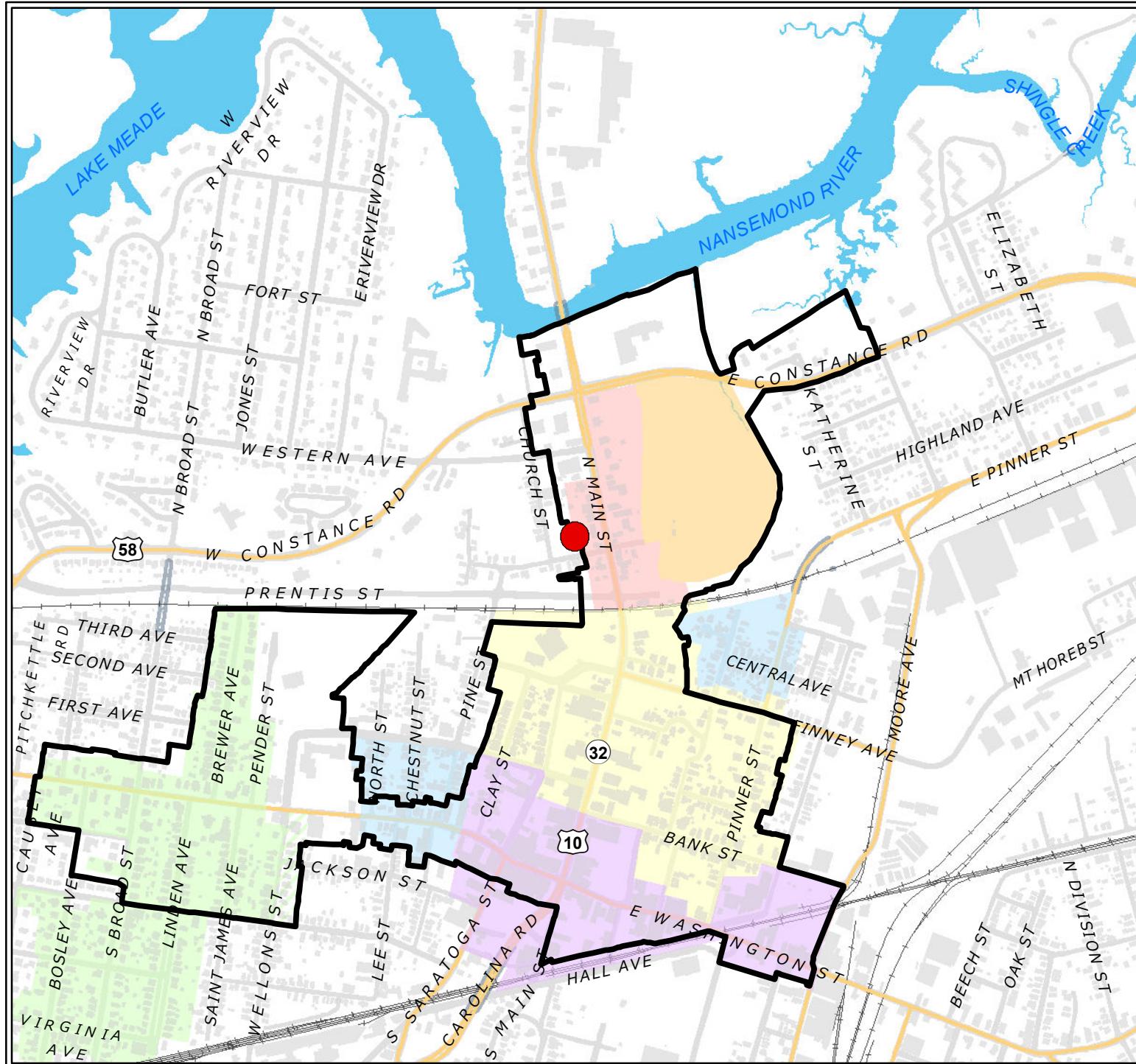
Staff finds that the proposed addition to First Baptist Church Mahan is consistent and compatible with the general guidelines, commercial building design considerations, and considerations for new construction along the Historic Entry Corridors as established by the Suffolk Historic District Design Guidelines. Staff has no objections to the design of the social hall addition and finds that it is compatible with the district. However, due to its proximity to 403 North Main Street, the building addition may be reliant upon the approval of the requested demolition of 403 North Main Street.

The applicant has provided an updated site exhibit which does identify an alternate location for the dumpster enclosure and removes a row of parking along the North Main Street side of the property. This revised configuration allows for more substantial landscaping along North Main

Street. In addition to the fence proposed by the previous submittal, the applicant has also included a monument detailing the history of Colden House at the corner of North Main Street and Mahan Street. While, the applicant has not submitted a specific design for this feature and approval through the issuance of a Certificate of Appropriateness will need to be obtained, staff is supportive of the concept of a feature to help provide an anchor to the streetscape. Therefore, staff does recommend approval of the general layout and configuration of the site elements.

Attachments

cc:     Melissa J. Dresen, MSA, P.C.  
          Jimmy Clemmer, Barnes Design Group



## Suffolk

Historic & Cultural  
Overlay District &  
National Register  
Historic Districts

HC10-14

### LEGEND

Suffolk Historic & Cultural Conservation Overlay

### NATIONAL REGISTER HISTORIC DISTRICTS

- Original Suffolk District (1987)
- North Main Street Extension District (1998)
- East Washington Street District (2002)
- West End District (2004)
- West End District Expansion (2004)
- Suffolk District Expansion (2004)
- Cedar Hill Cemetery (2006)

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The City of Suffolk assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such errors, omissions, or inaccuracies. The user is advised to make his/her own independent determination of the information provided by the user in reliance upon any maps or information provided herein.

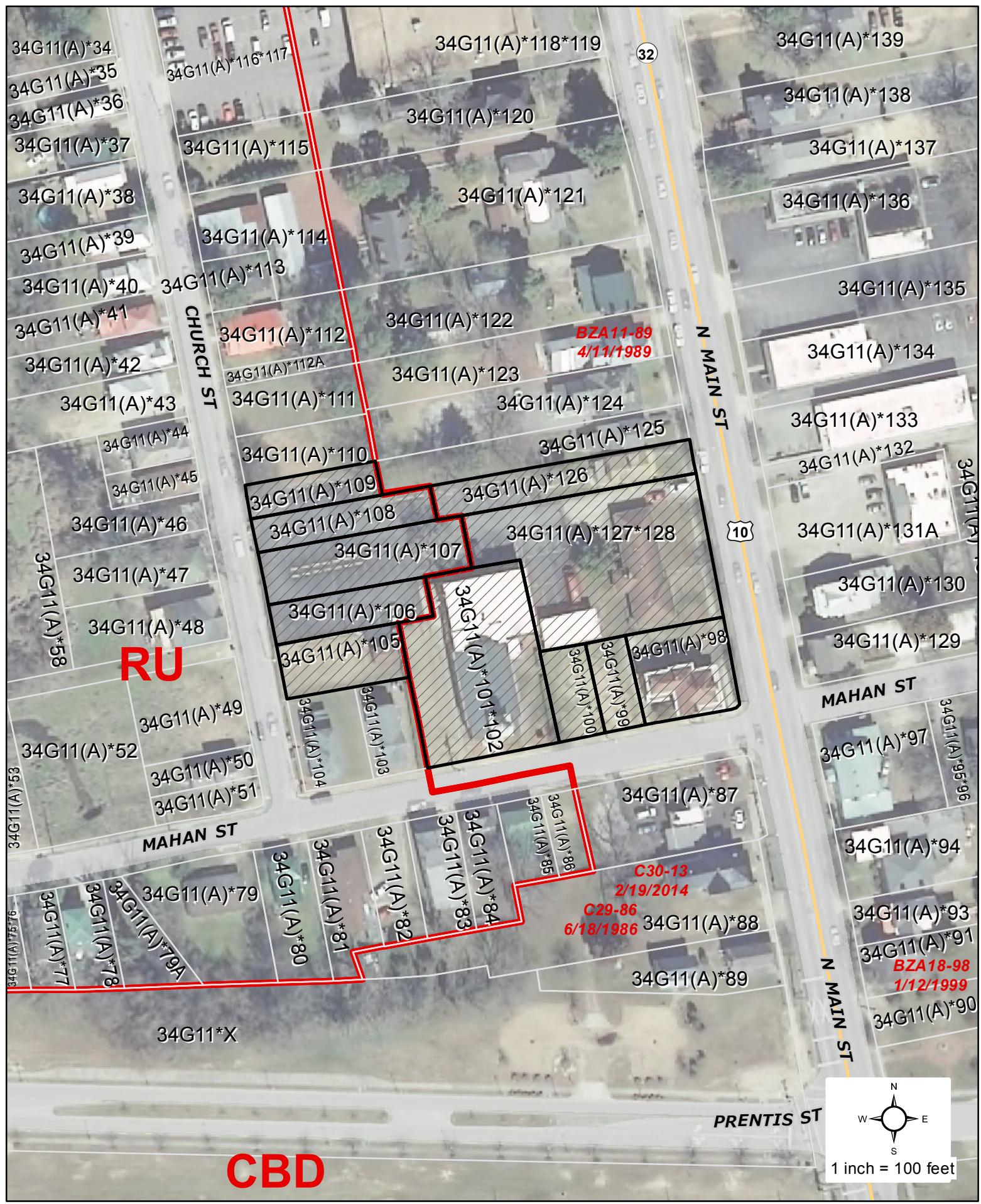
Parcel and Zoning information has been developed to provide a graphic representation of the Real Estate Property Tax Maps. The boundaries of any property lines are not intended to be a more visual or pleasing presentation. User should refer to instrument of transfer (or plat) for legal boundary location and perimeter or area measurements.

Aerial Photography captured March 1999. A limited area of the City was reshot in March of 2001. The most up-to-date photography available was used to capture planimetric information.



1:12,000  
1 inch = 1,000 feet

# HC10-14 ZONING/LAND USE MAP



# First Baptist Church Mahan

112 MAHAN STREET  
SUFFOLK, VIRGINIA

BARNES DESIGN GROUP, P.C.

ARCHITECTURE  
MASTER PLANNING  
3D DIGITAL MODELING  
VISION CASTING  
CHURCH SPECIALISTS

101 N. LYNNHAVEN ROAD, SUITE 203  
VIRGINIA BEACH, VA., 23452

PHONE: 757-340-9800  
FAX: 757-340-8090

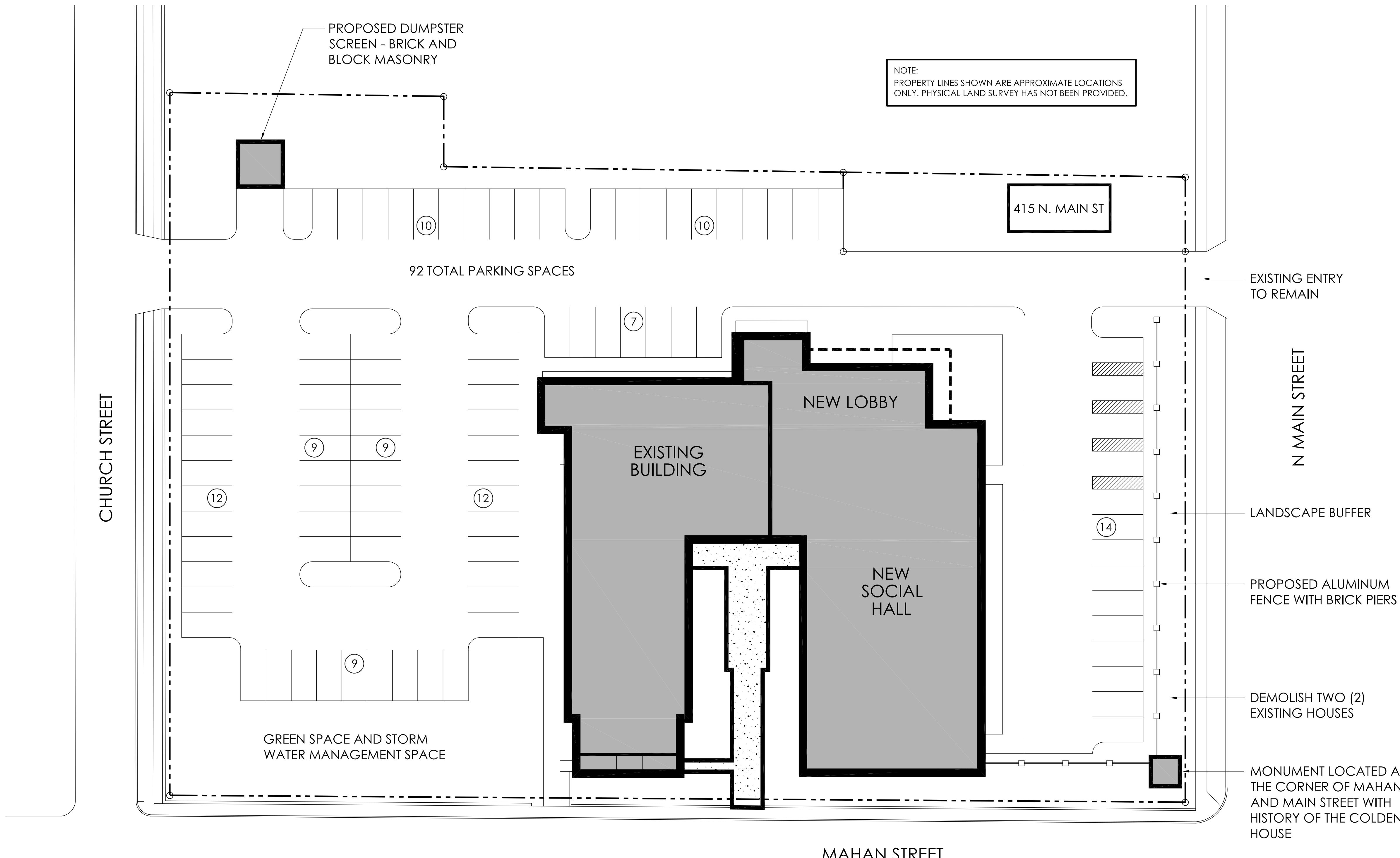
WWW.BARNESDESIGNGROUP.COM

SHEET CONTENT:  
SCHEMATIC  
SITE PLAN

JULY 22, 2014

ARCHITECTURAL  
S1.0

THIS DRAWING IS A SCHEMATIC SITE PLAN. FUTURE CIVIL ENGINEERING DRAWINGS WILL ADDRESS ALL PROPER SETBACKS, STORM WATER AND LANDSCAPING REQUIREMENTS.





Shanda H. Davenport, Principal Planner  
Dept. of Planning and Community Development  
Suffolk, Virginia 23439

Re: First Baptist Church Mahan  
HC-2014-10  
Demolition of Residential Structures for improvements at 112 Mahan Street

Dear Ms. Davenport,

I would like to express my thanks to you once again for meeting with us on July 17, 2014 in order to discuss the referenced project. Per that meeting, we have assembled the following additional information that will hopefully address many of the questions that have been raised during the initial HLC hearing on June 12, 2014.

Per that initial HLC meeting, we were informed that 409 N. Main Street is not of historic significance and it has been identified as a non-contributing structure. We believe that the demolition of this structure should be approved based on the data that has been provided.

Also, in the initial meeting on June 12, 2014 we have established that 415 N. Main Street has been identified as a contributing resource within the historic district. Due to the response and opposition from many in the Suffolk community, we have decided to remove 415 N. Main Street from the agenda at this time. We will continue to move forward in planning for our project expansion with this building in place.

The remainder of this letter will strictly involve 403 N. Main Street that has also been referred to as the "Colden House". I believe the following information will clearly address many of the questions and concerns that have been raised over the past few months.

In your guidelines for the consideration of demolishing or moving buildings, you ask if the structure is of architectural significance and your written report has identified the Colden House as a dominant anchor to the intersection of N. Main Street and Mahan Street. If the structure is demolished due to reasons to follow, we would propose to erect a monument of some sort that will include a picture and written history of the Colden House that would also serve as an anchor to that N. Main and Mahan intersection. You will see this monument represented on the revised site plan that we will mention later in this report. We would work closely with the HLC members and members of the Historical Society to determine the proper design for this monument.

The next point in your guidelines raises the question, "is the structure of historical significance?" The staff report gives a thorough history of the property and the house that stood on this site from the mid 1700's until the early 1900's. It has been written that around 1912, Mr. Willie Colden purchased the property and tore the original house down. It is also reported that Mr. Colden used the sills and subflooring of the original house to erect the house as we know it today. Many discussions have occurred over the past months with members of the Suffolk community and how First Baptist Church Mahan should embrace the Colden House and the history that it represents. The Colden House history would also include when Mr. Colden built his house, because it was on N. Main Street, he was not allowed to enter the house from the front but had to enter from the rear. He was also not able to sit on his front porch and all of this because of the color of his skin. So as one can see, not all parts of history of 403 N. Main Street will be something that the membership of First Baptist Church Mahan may want to remember and embrace.

We have already determined by your report that the structure is not unique in design or architecture. The Colonial design could be reproduced at another location should someone choose to do so. However, when the questions are raised about the ability to relocate the structure, is it structurally sound and is relocation a preferable alternative to demolition, we would refer you to the latest report by Speight Marshall and Francis that is dated July 23, 2014. You will find this report attached.

It is stated in the staff report that demolition of the Colden House does not impact the other historic buildings within the district. The structure itself is not directly adjacent to any other historic structures. The next question in the guidelines speaks of demolition of this structure affecting the character of the Historic District. The Colden House has been defined as an anchor to the historic community. Its prominent corner location at N. Main Street and Mahan Street helps to complete the landscape as an important entry corridor into the historic core. We will refer back to our previous proposal to erect a monument at this intersection upon demolition of the structure. This monument will serve as a reminder of the Colden House and can also serve as a prominent feature to the intersection. The final design has not been determined but as we have previously stated, we will work closely with HLC members and with the City of Suffolk planning Department to develop this monument as an anchor to N. Main Street and Mahan Street.

The next questions that are raised are significantly important regarding the current damage to the building and the structural soundness of the building. Once again I will refer to the latest report prepared by Speight Marshall and Francis dated July 23, 2014. This report will answer questions about the rehabilitation and the reuse of this structure. The latest report will also address the proposal to relocate the structure and the inability to do so with conventional moving methods due to the deteriorating brick construction along with the interior fire and water damage.

Since relocation of the Colden House has been deemed impractical based on the latest report by the structural engineer, the guideline questions regarding relocation do not seem to be applicable at this time.

Finally, the guideline question is asked, "Is there an inordinate hardship". To establish inordinate hardship, the applicant shall submit evidence that rehabilitation is impractical, the structure is inappropriate for use by the owner, and the owner cannot make reasonable economic use of the property.

We have created a schematic site plan that defines the proposed location of the new church social hall and the proposed parking requirements. You will find this site plan attached. This plan is preliminary in nature and will be followed in the future by civil drawings that will meet all of the requirements of the City of Suffolk Planning Department. The future plans will include the details for the development of the building site, the parking and drive aisles, the site lighting, and the storm water runoff and how it will be addressed.

The attached plan has been prepared by Barnes Design Group Architects and Planners. It has been determined that this plan is the most economical and best use of the land that is available on the church property. We have studied several alternatives to this plan that would allow the Colden House to remain. We have oriented the new social hall addition in several ways and we have not been able to make practical use of the available land. The rotation of the social hall addition will leave a large piece of the property between the Colden House and the church's Sanctuary that will be unusable thus making the plan less economic.

The HLC committee raised a question about the number of parking spaces currently on the property and the number of spaces that are planned for the church expansion. The current property for First Baptist Church Mahan has 70 parking spaces. The expansion as shown on the schematic site plan will allow for 92 parking spaces, an increase of only 22 spaces. By this small increase, you can see how important the Colden House property is to this planned expansion.

Rehabilitation of this property is not practical for First Baptist Church Mahan. We have determined that the cost to renovate this property could be in the lower range of \$600,000.00 and depending on the amount of structural damage when all of the plaster is removed, renovation costs could be in the higher range of \$800,000.00. A preliminary renovation budget was prepared by Anderson Restoration of Suffolk, Virginia in or around 2005. At that time, his proposal included complete interior and exterior renovation to include asbestos removal, termite damage repair, structural repairs and structural reinforcement, refinish of all floors, walls and ceilings, new plumbing, new electrical wiring, new heating and air conditioning systems, roof and gutter repair, brick and mortar repair, and new paint throughout. The cost estimate submitted for this work by Anderson Restoration was \$429,000.00. Due to the additional deterioration over the past 8 to 10 years along with escalation costs for building materials and labor allows us to arrive at an estimated cost today of approximately \$600,000.00.

At the recommendation of the church, Richard Forke of McPherson Broyles and Associates Structural Engineers performed a structural survey of the Colden Property

while it was being considered for office or lease space several years ago. At that time it was determined that the existing floor framing is adequate to support approximately 30 lbs per square foot live load. This load is not uncommon for a residential structure built in the early 1900's when there were no real building codes. It has been determined that in order for a residential structure to be used as commercial property such as an office building, the minimum required live load is 50 lbs per square foot. As you can see, a rehabilitation of this building for commercial use would require additional structural work to all of the floors to meet today's standards.

In an effort to make use of the Colden House as a proposed office or lease site, it has also been determined that the site must be brought up to current standards to meet the City of Suffolk Planning requirements. An earlier study and meetings with the planning department determined that the Colden House property did not and could not meet the minimum requirements for parking if it is used as a commercial office space. The physical plat did not have adequate room to develop onsite parking.

All of the facts mentioned previously weigh into the decision for First Baptist Church Mahan and their need to demolish the Colden House at 403 N. Main Street. As a church, they do not have the financial resources to invest in this property. It is not practical for them to own and operate an office or lease space at the property and as it exists today, the church cannot make good economical use of the property.

After meeting with both the City of Suffolk Planning Department members as well as an informal meeting with two members of the HLC Committee, it was brought to our attention that First Baptist Church Mahan should investigate the possibility of giving the Colden House to an interested organization in order to move the house to another location. Although we have already identified through the structural engineer's report that the Colden House is not practical to move in whole as it exists today, we have reached out to the Suffolk Nansemond Historical Society and asked their leadership if they would be interested in having the house to move. I sent an email to Fred Taylor who currently heads up the Historical Society and posed the question to him, "If First Baptist Church Mahan were to give the Colden House at 403 N. Main Street to the SNHS, would your group have any interest in taking on this project, removing it piece by piece from the current site and reconstructing the building at a new location as desired by the SNHS?" Mr. Taylor's response is enclosed in the attachments that are included in this package. Although he is taking our proposal to the Board of Directors and we can expect a formal answer after August 11, 2014, he did not believe that the Historical Society was in a position to accept the building in order to move it. He does however, feel strongly about a marker or memorial on the Colden House site as he has suggested in his additional email that is attached. We have previously discussed our willingness to erect such a monument on the site.

It was suggested by the HLC committee that we should advertise the Colden House property "For Sale" and see if there is someone in the Suffolk Community or otherwise that would be interested in purchasing this property. That process would likely take a minimum of 6 months to do so and is not something that we are willing to

do at this time. The “sale” of the house to another individual, business or organization is not in the best interest of the church expansion project. We are trying to remove the structure at 403 N. Main Street to make use of the land for the church expansion. Certainly the sale of the property to someone else would continue to hinder the church’s expansion plans. With that said, it does not make sense to offer the property at 403 N. Main Street “For Sale” at this time.

In closing, we believe we have successfully addressed the fourteen (14) points that are asked in the “Guidelines for the Consideration of Demolishing or Moving Buildings” with this letter and the attached documentation. We understand that the HLC Committee has a job to do as well and their preservation of the historic buildings in the downtown Suffolk community is their foremost task. It has been stated in the previous HLC meeting on June 12, 2014 that First Baptist Church Mahan is certainly an asset to the downtown community. Our efforts are intended for growth of the church and thus growth in the community as well. As stated earlier, we are keeping 415 N. Main Street in place for this church expansion in an effort to show our sensitivity to the HLC and our willingness to work around that structure. Based on this the information we have provided today, we hope that we can get the full support of the planning staff for the demolition of the church annex building, 409 N. Main Street and 403 N. Main Street.

If you have any other questions or comments at this time, please feel free to contact me immediately.

Regards,

James Clemmer

Barnes Design Group Architects  
101 N. Lynnhaven Road, Suite 203  
Virginia Beach, Virginia

(757) 340-9800



July 23, 2014

Jimmy Clemmer  
Barnes Design Group, P.C.  
101 N. Lynnhaven Road, Suite 203  
Virginia Beach, VA 23452

Re: First Baptist Church Mahan – Existing Building Rehabilitation and  
Relocation Feasibility, Suffolk, VA  
SM&F Job No.: 14.123

Structural  
Engineering

Special  
Inspections

---

2125 McComas Way  
Suite 103

Virginia Beach, VA  
23456

757.427.1020 tel

757.427.5919 fax

[www.smandf.com](http://www.smandf.com)

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[a-team@smandf.com](mailto:a-team@smandf.com)

Daniel W. Speight, P.E.

Matt J. Marshall, Jr., P.E.

Jonathan Walesczyk, P.E.

Dear Jimmy:

Per your request, we have further explored the feasibility of rehabilitating and/or relocating the structure at 403 N. Main Street in Suffolk, Virginia. On April 28, 2014, our office prepared a letter describing the general construction and overall condition of the structure. Our findings in that letter concluded that the structure is in very poor structural condition and is not adequate to be inhabited. Please reference that letter for the specifics of our findings. Due to the structure's age and potential historical significance, this letter explores the options and challenges for both rehabilitating and/or relocating the structure.

Structure Rehabilitation:

The current structure has been subjected to both fire and natural hazards. The current condition is such that it poses a public safety risk if inhabited.

The structure has been subjected to rot from water exposure, insect infestation, severe fire damage, and has severely deteriorated brick and mortar joints. Typically, with moderate rot and insect damage there are means to reinforce the existing structure via member sistering and partial replacement. More severe damage, as observed in this structure, would require full removal and replacement. Fire damage of this magnitude; however, would not permit conventional means of reinforcement. The building would require shoring and all members impacted by the fire would require complete removal and replacement. Since the first floor joists, decking and bearing walls support the second floor and roof framing, we would assume a majority of the wood framing would require removal and replacement. Further, the severe brick and mortar deterioration noticed in the basement/crawl space area would also require replacement.

A large majority of the structure requires complete replacement and is not ideal for reinforcement, thus our opinion is that rehabilitation of the existing structure is not feasible by conventional methods. Our experience with situations similar to this, is that it is more economical to demolish and rebuild than to attempt to rehabilitate.

Structure Relocation:

The building in its current condition is not capable of being relocated without significantly altering the existing structure. The process of detaching a building from the foundation and designing the structure to withstand the loads subjected during lifting and travel is not feasible in its current condition. As previously described, the structure would require very significant amounts of reinforcing and replacement to withstand code required building loads. Often times, the loads imposed on the framing during relocation can exceed those of the code required building loads, which poses more challenges. Since the exterior walls are solid multi-wythe masonry walls and the interior framing consist primarily of wood framing, the design of the transportation structure would be particularly difficult and could not be done using conventional methods. Traditional methods of relocating the structure would not apply and thus make relocation to be unfeasible.

In conclusion, since rehabilitation of the building is not feasible without complete replacement of much of the framing and relocation of the structure is not feasible using conventional methods, it is our opinion that demolition is the best course of action for this structure.

If you have any questions or comments, please contact us.

Sincerely,

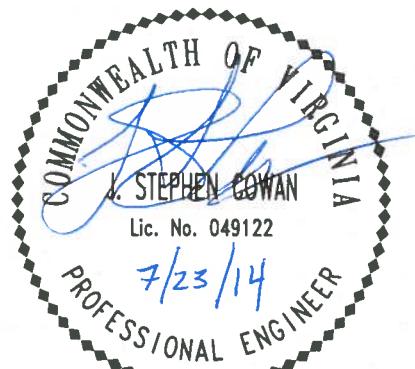
SPEIGHT, MARSHALL & FRANCIS, P. C.



J. Stephen Cowan, P.E.

jsc

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Mr. Clemmer,

Thanks for your e-mail and comments.

I have forwarded your e-mail on to the Suffolk-Nansemond Historical Society Board of Directors for their review. While I cannot speak officially without some Board action, I do not believe we would be in a position to accept the building in order to move it. With that said, we certainly we would be open to further discussions regarding relocation and/or other recognition of the historical significance of the Colden House that would not interfere with your client's expansion.

Regards,

Fred

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Fred D. Taylor, Esq.



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Suffolk, Virginia 23434  
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Mr. Taylor,

I was given your name and contact information by Sue Woodward, who I believe you know from her involvement with the Nansemond Suffolk Historical Society. I am writing you today regarding the Colden House at 403 N. Main Street in downtown Suffolk.

Let me first introduce myself and tell you a little bit about our company. My name is James Clemmer and I am a Project Manager for Barnes Design Group Architects. We have been in business for over 35 years specializing in church architecture. We are currently working with First Baptist Church Mahan and we are in the early stages of development of a new and much needed social hall, toilet and lobby addition for their facility.

The recent growth and need for additional space as well as parking at First Baptist Church Mahan is the real topic of this email. We are currently in the process of working with both the Suffolk Planning Department as well as the Suffolk Historic Landmarks Commission. We have proposed a new addition to their existing facility that will encroach on the land at 403 N. Main Street also known by many downtown historians as the "Colden House". We have looked at

several variations for the new work and in each case, the best use of the land includes the removal of the house at 403 N. Main Street. As with any structure in the historic district, we have met some opposition by the HLC. Although the structure is very poor condition and according to a letter written by a structural engineer is not structurally sound, the HLC staff and commission would like to see the building preserved in some fashion and at some location. This is where you come in. As the head of the NSHS, if First Baptist Church Mahan were to "give" the Golden house at 403 N. Main Street to NSHS, would your group have any interest in taking on this project, removing it piece by piece from the current site and relocating and reconstructing the building at a new location as desired by the NSHS? We are not certain what your current capabilities to take on such a task are and that is why we are reaching out to you at this time and asking this question.

Please feel free to contact me at any time to further discuss this matter. I would be happy to discuss additional details with you at length. I look forward to hearing from you in the near future as we are excited about the possibility of moving further on this project in an expedient manner.

Kindest Regards,

## James D. Clemmer

### Barnes Design Group, P.C.

101 N. Lynnhaven Road Suite 203  
Virginia Beach, Virginia 23452  
Phone (757) 340-9800  
Fax (757) 340-8090

[jdc@barnesdesigngroup.com](mailto:jdc@barnesdesigngroup.com)  
[www.BarnesDesignGroup.com](http://www.BarnesDesignGroup.com)



Mr. Clemmer,

Our Board's next meeting is on August 11.

Other than what I mentioned previously to you in my e-mail, I would be more interested to know how your client might offer some alternative, if demolition of the house is the only option, to recognizing the historical nature of the location, its history, the house, and so forth. I'm not trying to tie you down to something specific or even saying that the SNHS would agree to it, but a marker/memorial at the location with the history (maybe even utilizing brick from the home)? I'm just trying to think out of the box here to preserve some semblance of this church's history and in turn Suffolk's.

Thanks,

Fred

=====

Fred D. Taylor, Esq.



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Mr. Taylor,

I appreciate your response on this matter and also appreciate your willingness to forward this to the SNHS Board. When do you expect to have some type of response from them?

We are writing a follow up report to the City of Suffolk Planning department today and are wondering about your position on this.

Regards,

James D. Clemmer

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## HISTORIC CONSERVATION OVERLAY DISTRICT GENERAL CERTIFICATE OF APPROPRIATENESS

Application Number: HC-2014-26AD

### **THIS CERTIFICATE MUST BE POSTED IN A VISIBLE LOCATION ON THE PREMISES**

This is to certify that the structure located at the following location has met the requirements of Section 31-413(f)(1) of the Unified Development Ordinance:

Property Address: 430 North Main Street

Property Owner: Curtis Mahalko

Property Owner's Address: 4027 Brians Lane, Suffolk, VA. 23434

Property Zoning Map Identification: 34G11(A)\*137

Property Zoning: CBD, Central Business and HC, Historic Conservation Overlay Districts

The following action/conditions are approved:

1. Refurbishment of the existing freestanding sign's 3' x 4' metal face to advertise a new establishment.
2. The sign is will utilize the following colors: standard white (background), Robert Carter Plum (CW101) and black lettering, Tucker Gray (CW805) for the letter shadowing, Wythe House Gold Medium (CW310) for the logo, and Mopboard Black (CW123) for the posts. All colors are from the pre-approved Pratt and Lambert Williamsburg Color Collection.
3. The sign shall not be illuminated.
4. Any additional exterior improvements shall require a Certificate of Appropriateness.
5. All required permits shall be obtained from the Community Development Division.

THIS CERTIFICATE IS VALID FOR SIX (6) MONTHS. THE APPROVED ACTION(S) MUST COMMENCE WITHIN SIX (6) MONTHS, OTHERWISE A REQUEST FOR AN EXTENSION MUST BE APPLIED FOR AND GRANTED BY THE HISTORIC LANDMARKS COMMISSION OR THE ADMINISTRATOR BEFORE SUCH ACTION CAN COMMENCE

Signed:

*Patricia Southard*  
(Zoning Administrator)

Date:

7/18/14

Signed:

*W. R. Lee*  
(HLC Secretary)

Date:

7/18/14



## HISTORIC CONSERVATION OVERLAY DISTRICT GENERAL CERTIFICATE OF APPROPRIATENESS

Application Number: HC-2014-27AD

### **THIS CERTIFICATE MUST BE POSTED IN A VISIBLE LOCATION ON THE PREMISES**

This is to certify that the structure located at the following location has met the requirements of Section 31-413(f)(1) of the Unified Development Ordinance:

Property Address: 121, 129, 133-135, 137-139, 141, 143-145, & 147-149 W. Washington St

Property Owner: 147 West Washington Street, LLC

Property Owner's Address: 1425 East Cary St., Richmond, Virginia 23219

Property Zoning Map Identification: 34G18, Block (2) Parcel(s) 10, 11, 12, 13, 14, 15 & 16;  
Zoning Map 34G18, Block (2) Parcel(s) 3, 13A & 14A

Property Zoning: CBD, Central Business District and HC, Historic Conservation Overlay  
District

The following action/conditions are approved:

1. Repaint existing painted brick as shown on the exhibits with the exception of the modification listed below; unpainted brick to remain unpainted.
2. Needlepoint Navy as shown on the exhibits shall instead utilize Bunglehouse Blue (SW0048). New Colonial Yellow shall instead be Hubbard Squash (SW0044).
3. Any additional exterior improvements shall require a Certificate of Appropriateness.

THIS CERTIFICATE IS VALID FOR SIX (6) MONTHS. THE APPROVED ACTION(S) MUST COMMENCE WITHIN SIX (6) MONTHS, OTHERWISE A REQUEST FOR AN EXTENSION MUST BE APPLIED FOR AND GRANTED BY THE HISTORIC LANDMARKS COMMISSION OR THE ADMINISTRATOR BEFORE SUCH ACTION CAN COMMENCE.

Signed:

*Patricia Southard*  
(Zoning Administrator)

Date:

7/25/14

Signed:

*J.P.*  
(HLC Secretary)

Date:

7/24/14



HISTORIC CONSERVATION OVERLAY DISTRICT  
GENERAL CERTIFICATE OF APPROPRIATENESS  
Application Number: HC-2013-28AD

**THIS CERTIFICATE MUST BE POSTED IN A VISIBLE LOCATION  
ON THE PREMISES**

This is to certify that the structure located at the following location has met the requirements of Section 31-413(f)(1) of the Unified Development Ordinance:

Property Address: 237 North Main Street

Property Owner: First Baptist Church

Property Owner's Address: 237 North Main Street

Property Zoning Map Identification: 34G18 Block A Parcel 64\*65\*66

Property Zoning: CBD, Central Business District & HC, Historic Conservation Overlay District

The following actions/conditions are approved:

1. Construction of exterior stairs to match existing metal stairs at rear of building.
2. Installation of metal exterior door at rear of building to replace existing second floor window as shown on exhibits to provide access to new exterior stairs.
3. Stairs and door to be painted burgundy to match existing metal trim.
4. Any additional exterior improvements shall require a Certificate of Appropriateness.
5. All required permits shall be obtained from the Community Development Division prior to construction.

THIS CERTIFICATE IS VALID FOR SIX (6) MONTHS. THE APPROVED ACTION(S) MUST COMMENCE WITHIN SIX (6) MONTHS, OTHERWISE A REQUEST FOR AN EXTENSION MUST BE APPLIED FOR AND GRANTED BY THE HISTORIC LANDMARKS COMMISSION OR THE ADMINISTRATOR BEFORE SUCH ACTION CAN COMMENCE.

Signed: Patricia Southard  
(Zoning Administrator)

Date: 7/25/14

Signed: R. J. Lee  
(HLC Secretary)

Date: 7/29/14



## HISTORIC CONSERVATION OVERLAY DISTRICT GENERAL CERTIFICATE OF APPROPRIATENESS

Application Number: HC-2014-29AD

### **THIS CERTIFICATE MUST BE POSTED IN A VISIBLE LOCATION ON THE PREMISES**

This is to certify that the structure located at the following location has met the requirements of Section 31-413(f)(1) of the Unified Development Ordinance:

Property Address: 601 North Main Street

Property Owner: The Schwartz Group Partnership (c/o Tandem Inc.)

Property Owner's Address: P.O. Box 709, Elizabeth City, NC. 27907

Property Zoning Map Identification: 34G11(A)\*1

Property Zoning: CBD, Central Business District and HC, Historic Conservation Overlay District

The following action/conditions are approved:

1. Replacement of the existing menu board with a new internally illuminated menu board 57" x 100" (39.58SF) in area. The menu board cabinet is pre-finished with a bronze paint color.
2. Any additional exterior improvements shall require a Certificate of Appropriateness.
3. All required permits shall be obtained from the Community Development Division.

THIS CERTIFICATE IS VALID FOR SIX (6) MONTHS. THE APPROVED ACTION(S) MUST COMMENCE WITHIN SIX (6) MONTHS, OTHERWISE A REQUEST FOR AN EXTENSION MUST BE APPLIED FOR AND GRANTED BY THE HISTORIC LANDMARKS COMMISSION OR THE ADMINISTRATOR BEFORE SUCH ACTION CAN COMMENCE.

Signed: Patricia Southard  
(Zoning Administrator)

Date: 8/1/14

Signed: J. M. R.  
(HLC Secretary)

Date: 7/31/14